

Crown Centre Retail/Flex

2200 CROWN CENTRE DR, CHARLOTTE, NC 28227



Retail/Flex

FOR

Sale or
Lease

SIZE

±1.259 AC
±12,464 SF

PRICE

Sale: \$3,000,000
Lease: \$18/psf



Overview

Located in Crown Point Corporate Park, a 200-acre mixed-use development

Retail/flex opportunity

Close proximity to Sardis Road and downtown Matthews developments

Close proximity to Highway 74 that carries 54,500 cars daily and 2 miles from I-485

Situated In a very active area of East Charlotte

Retail/Flex Available in CrownPointe



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Site Aerial



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Market Aerial



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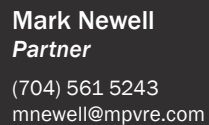
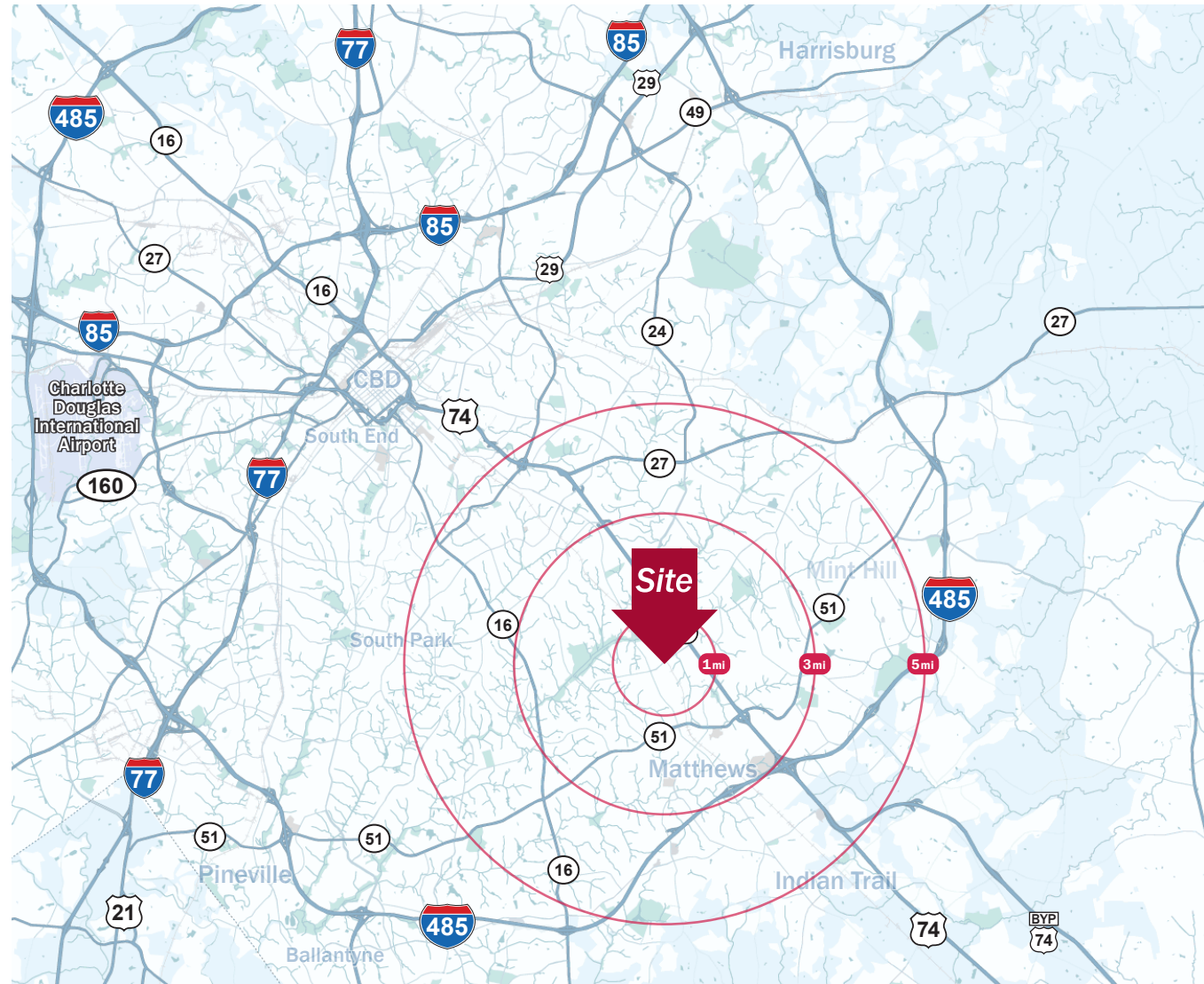
Property Overview

Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	7,347	75,001	210,047
Growth Rate	0.78%	0.60%	0.43%
Avg. HH Income	\$82,437	\$121,496	\$142,695

Source: NCDOT

	AADT
Sardis Rd N	19,500 (2023)
Monroe Rd	28,000 (2022)
Hwy 74	54,500 (2023)



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Demographics

Population	1 mile	3 miles	5 miles
2010 Population	6,188	67,010	187,036
2020 Population	7,055	72,682	205,416
2025 Population	7,347	75,001	210,047
2030 Population	7,120	75,739	210,916
2010-2020 Annual Rate	1.32%	0.82%	0.94%
2020-2025 Annual Rate	0.78%	0.60%	0.43%
2025-2030 Annual Rate	-0.63%	0.20%	0.08%

Age			
2025 Median Age	34.2	39.0	38.6
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	38.9%	53.0%	54.7%
Black Alone	37.0%	22.1%	19.7%
American Indian Alone	1.1%	0.6%	0.7%
Asian Alone	2.4%	5.4%	6.6%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	10.6%	9.7%	9.6%
Two or More Races	9.8%	9.1%	8.8%
Hispanic Origin	18.4%	16.8%	16.6%
Diversity Index	78.3	74.7	74.0

Households			
2010 Total Households	3,129	27,146	73,857
2020 Total Households	3,596	29,687	80,556
2025 Total Households	3,728	31,283	83,818
2030 Total Households	3,654	31,886	84,974
2010-2020 Annual Rate	1.40%	0.90%	0.87%
2020-2025 Annual Rate	0.69%	1.00%	0.76%
2025-2030 Annual Rate	-0.40%	0.38%	0.27%
2025 Average Household Size	1.97	2.38	2.49

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	41.2%	31.7%	31.3%

Median Household Income			
2025 Median Household Income	\$60,926	\$89,263	\$95,519
2030 Median Household Income	\$68,127	\$105,552	\$111,224
2025-2030 Annual Rate	2.26%	3.41%	3.09%

Average Household Income			
2025 Average Household Income	\$82,437	\$121,496	\$142,695
2030 Average Household Income	\$91,917	\$137,113	\$160,582

Per Capita Income			
2025 Per Capita Income	\$39,240	\$50,642	\$57,159
2030 Per Capita Income	\$44,071	\$57,673	\$64,942
2025-2030 Annual Rate	2.35%	2.63%	2.59%

Income Equality			
2025 Gini Index	39.6	46.0	48.0

Socioeconomic Status			
2025 Socioeconomic Status Index	53.0	51.8	51.7

Housing Unit Summary			
Housing Affordability Index	58	75	76
2010 Total Housing Units	3,395	29,165	80,510
2010 Owner Occupied Hus (%)	28.0%	61.0%	62.5%
2010 Renter Occupied Hus (%)	72.0%	39.0%	37.5%
2010 Vacant Housing Units (%)	7.8%	6.9%	8.3%
2020 Housing Units	3,834	31,289	84,971
2020 Owner Occupied HUs (%)	24.0%	57.6%	59.9%
2020 Renter Occupied HUs (%)	76.0%	42.4%	40.1%
Vacant Housing Units	5.9%	5.1%	5.2%
2025 Housing Units	3,938	32,640	87,478
Owner Occupied Housing Units	25.8%	56.5%	59.9%
Renter Occupied Housing Units	74.3%	43.5%	40.1%



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Floor Plan

1. THIS EXISTING BUILDING HAS 11,825 GROSS SQUARE FEET ON THE MAIN FLOOR PLUS 880 SQUARE FEET ON THE MEZZANINE FLOOR.
2. THIS BUILDING IS TYPE 3-B CONSTRUCTION, UNSPRINKLED AND UNPROTECTED.
3. SUITE A HAS 9,900 SQUARE FEET ON THE MAIN FLOOR AND 880 SQUARE FEET ON THE MEZZANINE FLOOR FOR A TOTAL OF 10,780 SQUARE FEET.
4. SUITE C HAS 1,925 SQUARE FEET ON THE MAIN FLOOR.



SCALE: $1/8" = 1'-0"$



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Medical | Industrial | Retail | Land | Investment | Office

| contact

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